

City of Austin Watershed Regulations Summary Table

REGULATORY CATEGORY	ZONE	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
		Urban	Suburban City Limits	Suburban N. Edwards/ ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Impervious Cover (IC)							
	Calculation Basis	Gross Site Area	Net Site Area	Net Site Area	Net Site Area	Net Site Area	Net Site Area
	Transfers Allowed	No	Yes	Yes	Yes	Yes	No
	Uplands: Max Pct IC	Max Pct	Max Pct	Max Pct	Max Pct	Max Pct	Max Pct
	Single-Family Res. (Lot > 5750 ft²)	No Watershed IC Limit: Zoning Limits only	Std / w Transfer	Std / w Transfer	Std / w Transfer	Std / w Transfer	[No Transfers]
	Single-Family Res. (Lot < 5750 ft²)		50% / 60%	45% / 50%	30% / 40%	1 unit per 1 ac. / 1 unit per 2 ac.*	R / BC / C **
	Multi-Family Residential Max Pct		55% / 60%	55% / 60%			15% / 20% / 25%
	Commercial Max Pct		60% / 70%	60% / 65%	40% / 55%	20% / 25%	for all uses
			80% / 90%	65% / 70%			
						* Min lot ¼-acre; ½-acre with transfers; Clustering: 1 unit/ac max; 2 units/ac w transfer	** R = Recharge Zone BC = Barton Cr Contrib. C = Other Contributing
	WQ Transition Zone: Max Pct IC (outside floodplain)	N/A (No WQTZ in Urban)	30%	30%	18%	1 SF unit / 3 acres	1 SF unit / 3 acres None over recharge
Waterway Classifications	Critical WQ Zone: Max Pct IC	None (except road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)
	Critical Environmental Feature (CEF)	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius
	Minor		320 – 640 acres	320 – 640 acres	128 – 320 acres	64 – 320 acres	64 – 320 acres**
	Intermediate	64 acres	640 – 1280 acres	640 – 1280 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres
Waterway Setbacks	Major		over 1,280 acres	over 1,280 acres	over 640 acres	over 640 acres	over 640 acres
	Notes	Urban creeks not classified					** Williamson & Slaughter Creeks have 128 – 320 acre minor
Water Quality Controls	Critical Water Quality Zone						
	Minor	50 – 400 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.
	Intermediate		100 – 200 ft.	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.
	Major		200 – 400 ft.	200 – 400 ft.	200 – 400 ft.	200 – 400 ft.	200 – 400 ft.
		No CWQZ Downtown					(Barton 400 ft. min.)
	Water Quality Transition Zone						
	Minor	Not Required	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
	Intermediate		200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
	Major		300 ft.	300 ft.	300 ft.	300 ft.	300 ft.
Water Quality Controls							
	Treatment Standard	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Non-Degradation
	Alternative Strategies Allowed	Yes	Yes	Yes	Yes	Yes	No
Optional Payment-in-Lieu							
	Optional Payment-in-Lieu	Yes	No	No	No	No	No

Key: CWQZ = Critical Water Quality Zone; ETJ = Extra-Territorial Jurisdiction; IC = Impervious Cover; SF = Single-Family Residential; WQ = Water Quality.